Davidson County DEEDWARR
Recvd: 02/28/06 14:55 2 pgs
Fees:13.00 Taxes:654.90

20060228-0023112

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 24th day of February, 2006.

Notary Public
My commission expires:

03-0602-33377

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel Simpler 308 Edgeview Drive Nashville TN 37211	New Owner	147-01-0-166.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelly N. Loudenslager, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Joel Simpler and wife, Amy Simpler, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 215, on the Plan of Section One (Revised), Caldwell Hall, of record in Book 2900, Pages 57-59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly N. Loudenslager, unmarried by deed from Charles D. Farr and wife, Jenetha M. Farr, dated 3-17-01, of record in Instrument No. 20010328-0029961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 308 Edgeview Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24th day of February, 2006.

Kelly N. Loudenslager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly N. Loudenslager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of February, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09